WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140095223 DEEDWARR
Recvd: 12/19/14 11:23 2 pgs
Fees: 13.00 Taxes: 776.63
20141219-0116350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Spencer Charles Thomas and Devon Jarrell Thomas, husband and wife	SWBC Mortgage Corporation	
(NAME) 593 Hill Creek Drive	(NAME) 9311 San Pedro Avenue #100 ~~5055 Maryland Way~~	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 76216 ~~Brentwood, TN 37027~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Nine Thousand Nine Hundred And No/100 Dollars ($209,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew D. Smith, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Spencer Charles Thomas and Devon Jarrell Thomas,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Land in Davidson County, Tennessee, being Lot No. 420 on the Plan of Candlestick Farms, Section Four, of record in Book 3600, Page 71 and amended in Plat Book 3822, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew D. Smith by Warranty Deed from Aries Lincoln and wife Connie S. Lincoln dated January 28, 2002 and recorded February 01, 2002 in Instrument No. 20020201-0014436 and re-recorded April 02, 2002 in Instrument No. 20020402-0039806 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 593 Hill Creek Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of December, 2014.

Matthew D. Smith

STATE OF Indiana

COUNTY OF Allen

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Matthew D. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2014.

Notary Public

My Commission Expires: (SEAL)

NOTARY PUBLIC SEAL INDIANA

MARJORIE A. SHEETS, Notary Public
Allen County, State of Indiana
My Commission Expires April 13, 2018

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